

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 4
Mtg. Date May 19, 2015
Dept. Development Services Department

Item Title: **Ordinance No. 427 Approving Zoning Amendment ZA150-0001 Amending the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) for properties on the South Side of Broadway between 8305 Broadway and 8373 Broadway**

Staff Contact: Carol Dick, Development Services Department

Recommendation:

Conduct second reading, by title only, and adopt Ordinance No. 427 (**Attachment A**) amending the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) for the properties located on the south side of Broadway between 8305 Broadway and 8373 Broadway.

Item Summary:

On May 5, 2015, the City Council introduced Ordinance No. 427 (**Attachment A**), an ordinance amending the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) for the properties located on the south side of Broadway between 8305 Broadway and 8373 Broadway as shown on Exhibit A (attached to Ordinance No. 427). The City Council also adopted a resolution approving General Plan Amendment GPA150-0001 which amended the General Plan Land Use Designation from Transportation and Retail Commercial to Medium/High Residential Density. If adopted, the Ordinance becomes effective on June 19, 2015.

Fiscal Impact:

None.

Environmental Review:

- | | |
|--|--|
| <input type="checkbox"/> Not subject to review | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Exempt, Section _____ | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input checked="" type="checkbox"/> Tribal Government Consultation |
| <input checked="" type="checkbox"/> Notice published in local newspaper | | <input checked="" type="checkbox"/> Notice to property owners within 300 ft. |

Attachments:

A. Ordinance No. 427 (ZA150-0001)

ORDINANCE NO. 427

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING ZONING AMENDMENT ZA150-0001 AMENDING THE ZONING DISTRICT FROM GENERAL COMMERCIAL (GC) TO RESIDENTIAL MEDIUM/HIGH (RMH)

WHEREAS, the City of Lemon Grove conducted an environmental assessment for Zoning Amendment ZA150-0001 and General Plan Amendment GPA150-0001 on April 1, 2015, to amend the General Plan Land Use Designation from Transportation and Retail Commercial to Medium/High Residential for ten properties located on the south side of Broadway as shown on Exhibit A and to amend the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) for those same properties; and

WHEREAS, a Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND; and

WHEREAS, on April 27, 2015, a public hearing was duly noticed and held by the Lemon Grove Planning Commission; and

WHEREAS, the Planning Commission recommended that the City Council certify Negative Declaration ND15-01 and approve Zoning Amendment ZA150-0001; and

WHEREAS, on May 5, 2015, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, General Plan Amendment GPA150-0001 was approved and Negative Declaration ND15-01 was certified; and

WHEREAS, on May 5, 2015, the Lemon Grove City Council introduced and conducted the first reading of Ordinance No.427; and

WHEREAS, on May 19, 2015, the Lemon Grove City Council conducted the second reading of Ordinance No.427 and made the required findings in accordance with Section 17.28.080(B) of the Municipal Code:

1. That the proposed amendment is consistent with the General Plan, in accordance with Government Code Section 65860, as amended.

The amendment will allow residential development in an area that is suited for more intense residential development and is more compatible with the surrounding development.

2. That the public health, safety, and general welfare benefit from the adoption of the proposed amendment.

The amendment eliminates an existing land use conflict and provides for the ability to develop residential land uses consistent with the existing predominant land uses in the vicinity; and

Attachment A

THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA DOES ORDAIN AS FOLLOWS:

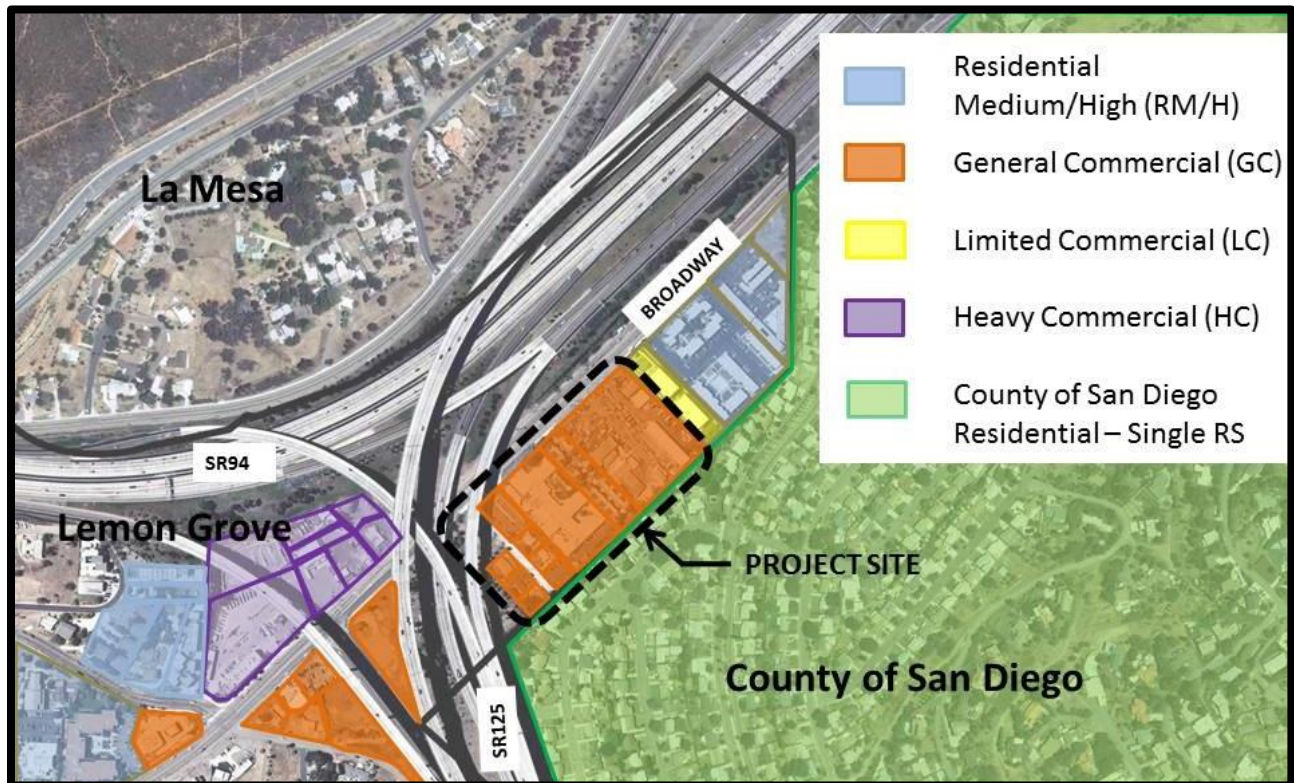
SECTION ONE: Approve Zoning Amendment ZA150-0001 amending the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) for those properties identified in Exhibit A.

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Attachment A

EXHIBIT A



PROPERTIES IN PROJECT SITE

1. 8321-23 Broadway Lane APN: 499-220-27
2. 8319 Broadway Lane APN: 499-220-26
3. 8313 Broadway Lane APN: 499-220-06
4. 8307 Broadway Lane APN: 499-220-08
5. 8309 Broadway Lane APN: 499-220-09
6. Broadway Lane APN: 499-220-10
7. 8351 Broadway APN: 499-220-35
8. Broadway APN: 499-220-61
9. 8361-5 Broadway APN: 499-220-57
10. 8369-85 Broadway APN: 499-220-58